DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H05-1118-18**	**Applicant:**	**D & R Property Services Ltd**
Proposal:	Erection of 6 dwellings with means of access		
Location:	Land Off Fleet Road Fleet Hargate Spalding		
Terminal Date:	1st January 2019		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
HS6	New Housing in the Group Centres (Non-Allocated Sites)
HS7	New Housing in the Open Countryside including Other Rural Settlements
HS8	Affordable Housing
SG11	Sustainable Urban Drainage Systems (SUDS)
SG12	Sewerage and Development
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development
SG19	Protection of Open Spaces

National Guidance

National Planning Policy Framework 2018

National Planning Policy Framework, 2018.
Sections 2, 4, 5, 12, 14, 15, 16.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	4	0	0	2

CASE OFFICER ASSESSMENT

Proposal

Outline application for the erection of 6 dwellings with means of access. The application is supported by a design and access statement which includes flood risk, and an indicative plan.

Site Description

The application site measures 0.49 hectare, is largely flat and forms the eastern part of a larger agricultural field.

There is an existing access serving the agricultural land from the north, which would remain to access the agricultural land to the rear of the site. A new access would be constructed to the site from Fleet Road.

The land is within Flood Zone 3 'high probability' on the Environment Agency's Flood Zone Maps. The South East Lincolnshire Local Plan has produced an updated Strategic Flood Risk Assessment (March 2017) and within that is a map for the residual flood depth for the district in 2115. Whilst there is no flood depth for the present day, for 2015 the depth ranges across the site from 0m to 0m-0.25m and 0.25-0.5m.

Relevant History

None relevant to this site however there are consents on adjacent site.

H05-0585-17 Fleet Road, Fleet Hargate. Residential development - maximum 10 dwellings. Approved 10 Aug 2018.

Policies/Constraints

As indicated in paragraph 47 of the National Planning Policy Framework, 2018, planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site is located outside Fleet Hargate Development Boundary, 2006 as defined in the South Holland Local Plan, 2006. Policy HS7 states that new housing development in the countryside will only be permitted where it is to meet the needs of agricultural or other rural workers or is small scale rural exception housing that complies with Policy HS9. The proposal is not required to meet the essential needs of an agricultural or other rural worker, and would not deliver rural exception affordable housing.

However, housing policies within the South Holland Local Plan are out of date and the Authority does not currently have a 5 year supply of deliverable housing land. In accordance with advice within paragraphs 10 and 11 of the Framework, where policies for determining an application are out-of-date, there is a presumption in favour of sustainable development and planning permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework. The three mutually dependent dimensions to sustainable development are social, economic and environmental.

Representations

Fleet Parish Council - Although some concerns about the access to the proposed development being on a bend and close to 2 other access roads, the general consensus is one of support for this application. Roadside parking could be a problem in the initial stages when constructing the proposed access road, which the developer would need to be mindful of.

SHDC Environmental Protection Officer - Request condition be attached to any planning permission regarding investigation of the site for landfill gas.

LCC Historic Environment Officer - There are no known archaeological impact for this development. However, the developer should expect to consider impact on the setting of the adjacent conservation area in the designs submitted at reserved matters stage.

Environment Agency - No objections subject to condition.

South Holland IDB - Comments made regarding the viability of a drainage strategy and bylaws.

Third Parties - Six objections received raising the following issues:

Use of agricultural land
Outside Defined Settlement Limit of the village
Village being over populated
Ribbon development
Highway safety
Views to/from the conservation area
Impact on listed building
Flooding
Drainage - surface water and sewerage
Would give access to wider land for development
Residential privacy and amenity
Wildlife - flora and fauna

Material Planning Considerations

The main issues in this case are:
- The principle of whether the proposal would be a sustainable form of development taking into consideration economic, social and environmental factors, including its effect upon the setting of Fleet Hargate Conservation Area and also nearby listed buildings.
- The likely impact upon the amenity of nearby residents;
- Highway safety;
- Other material considerations, including wildlife, drainage, flooding and contamination.

The principle of development

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An Economic Role - the proposal would contribute towards housing supply and future occupants may work locally and support local services and make a contribution to the local economy. There may also be employment opportunities associated with the construction, albeit in the short term.

A Social Role - the proposal is deliverable and would help to provide the supply of housing required to meet the needs of present and future generations. The site is adjacent to the existing built up area of Fleet Hargate. The latter is defined as a Group Centre in the South Holland Local Plan, 2006 and a Minor Service Centre in the emerging South East Lincolnshire Local Plan. It has local services and facilities and is also on a public transport route. The site is considered to be reasonably accessible to these services.

An Environmental Role - The proposal would result in the loss of high-quality agricultural land to housing. However, in order to deliver the Council's required 'objectively assessed housing need,' as per the provisions of the Framework, it is inevitable that some high-grade agricultural land will be lost. Given this context, it is not considered that the loss of this amount of agricultural land in this location is an issue that would significantly and demonstrably outweigh the benefits of housing development, and thus represent a valid reason for refusal in this instance.

The setting of Fleet Hargate Conservation Area and listed buildings

The site is viewed from the Fleet Hargate Conservation Area and is opposite the western boundary of the conservation area. There are listed buildings within the vicinity but not immediately adjoining the site.

This application is in outline, and it is considered that the site could be satisfactorily developed without harming the character and/or appearance of Fleet Hargate Conservation Area or the setting of listed buildings. This would be assessed in further detail at the reserved matters stage.

Impact upon the amenity of nearby residents

It is considered that the site could be satisfactorily developed without materially harming the amenity of nearby residents in terms of overlooking, lack of privacy, overbearing effect, overshadowing, noise and disturbance, etc. This would be assessed in further detail at the reserved matters stage.

Highway safety

LCC Highways officers have been consulted and raise no objections on highway safety grounds, subject to conditions. The details of the access arrangements will be addressed at the reserved matters stage. They include a surface water drainage scheme based on sustainable drainage principles.

Flooding and drainage

Flood Risk - The site is located within Flood Zone 3 of the Environment Agency's Flood Maps. However, the Maps do not take into account any flood defences. Also, large parts of the South

Holland District lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the South Holland Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test. In this respect, a small section of the site is within an area of low hazard, whilst the remainder is designated as no hazard. This is a less severe category and there are not reasonably available alternative sites appropriate for the proposed development located in areas with a lower risk of flooding. In this respect, the Authority views reasonably available sites as those that are deliverable and developable (as defined by the National Planning Policy Framework) for the use proposed within the area, can accommodate the general requirements of the development and are, in principle, in conformity with the objectives and advice within the NPPF and its associated National Planning Practice Guidance relating to sustainable development and flood risk.

It is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding the exceptions test should be applied.
In terms of the first element, he site is within the South East Lincolnshire Local Plan 2011-2036 Publication Version (March 2017). The proposal scores positively against the aims and objectives of the Local Planning Authority's sustainability appraisal and would provide wider sustainability benefits to the community that outweigh flood risk. This includes the provision of additional sustainable housing within the district to meet the needs of the population, as required by the National Planning Policy Framework.
Concerning the second element, the Environment Agency has requested that finished floor levels should be no lower 3.47m AOD. The dwellings should be two-storey.

Other considerations

The wildlife value of the land is marginal, given that it has been put to agricultural use. The boundaries and hedging can be controlled and conditions and informatives are suggested.

The Council's EHO suggests a condition to deal with the potential for contamination of the land.

Conclusions

The proposal would help to provide the supply of housing required to meet the needs of present and future generations. The site would be accessible to Fleet Hargate's services and facilities and is close to a public transport route. The development would not harm the character/appearance of Fleet Hargate Conservation Area, or the setting of nearby listed buildings. It would not have a material effect upon the amenity of nearby residents. LCC has not objected on highway safety grounds. Drainage and land contamination can be addressed by means of conditions. The proposal is therefore in accordance with advice within the National Planning Policy Framework, 2018.